

COMMISSIONERS' ORDINANCE NO. O-21-19

AN ORDINANCE AMENDING THE OFFICIAL ZONING ORDINANCE OF THE CITY OF COVINGTON, KENTUCKY (O-37-06), TO APPROVE A MAP AMENDMENT CHANGING THE ZONING OF APPROXIMATELY 0.44 ACRES AT 3200 MADISON AVENUE, FROM RS-12.5 (SUBURBAN RESIDENTIAL) TO CG-1A (GENERAL COMMERCIAL).

* * * *

WHEREAS, Cedric Shields submitted an application requesting the Kenton County Planning Commission (KCPC) to review and make recommendations on a map amendment to the City of Covington Zoning Ordinance changing an area of approximately 0.44 acres at 3200 Madison Avenue from RS-12.5 (Suburban Residential) to CG-1A (General Commercial); and

WHEREAS, a public hearing was held before the Kenton County Planning Commission on Thursday, May 2, 2019, regarding this matter and the Kenton County Planning Commission recommended approval of the map amendment; and

WHEREAS, the Board of Commissioners, reviewing KCPC Staff Comments, Findings, and Recommendations finds that the proposed changes are in compliance with the City's Comprehensive Plan, and agrees with the recommendation to amend the zoning text as indicated in the caption of this ordinance.

NOW THEREFORE,
BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE
CITY OF COVINGTON, KENTON COUNTY, KENTUCKY:

Section 1

City of Covington Board of Commissioners hereby adopts the findings set forth above and the findings of fact referenced in the Kenton County Planning Commission's Statement of Recommendations, which are attached hereto as Exhibit A and incorporated herein by reference.

Section 2

The Official Zoning Map of the City of Covington is amended as follows:

The zoning designation of the approximately 0.44 acre parcel located at 3200 Madison Avenue be changed from RS-12.5 (Suburban Residential) to CG-1A (General Commercial).

Section 3

All ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, if any, hereby repealed.

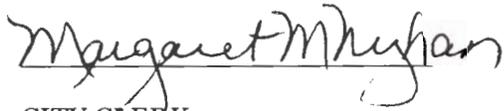
Section 4

This ordinance shall take effect and be in full force when passed, published and recorded according to law.



MAYOR

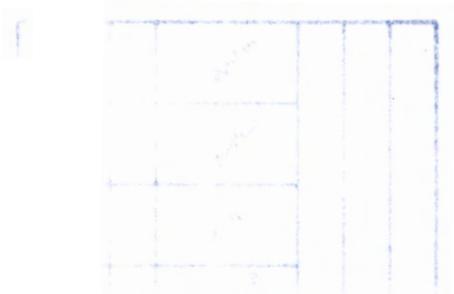
ATTEST:



CITY CLERK

Passed: 6-24-19 (Second Reading)

6-11-19 (First Reading)



Meeting Date:							
ORD.: 1ST		2ND					
OR:							
		Bowman	Downing	Smith	Williams	Meyer	
Yeas		✓		✓	✓	✓	
Nays							
Present, not Voting							

Exhibit A

Planning Commission Recommendation



Kenton County Planning Commission
MANY COMMUNITIES / ONE FUTURE

April 18, 2018

Mayor and City Commission
City of Covington
20 W Pike Street
Covington, KY 41011

RECEIVED

APR 23 2018

Dear Mayor and Commission:

NUMBER: PC1803-0004

Attached please find a copy of this Commission's action from its meeting on April 5, 2018 regarding a proposed map amendment to the Covington Zoning Ordinance (The application was submitted by Bradley and Lena Snead on behalf of Kentucky Community and Technical College System). Copies of this action have been sent to those persons or agencies which may be affected by this matter.

Please notify Emi Randall, Director of Planning & Zoning, of the meeting time and date when this item is placed on your agenda. Once the City Commission acts on this map amendment, please provide our staff at PDS with a copy of your executed ordinance. For questions regarding our action or to request PDS staff representation at your meeting, please contact Emi Randall, AICP, RLA, Director of the Planning and Zoning Administration Department at PDS 859.331.8980 or erandall@pdkc.org.

Please note that per KRS 100, map amendments require action by the legislative body within 90 days of the Planning Commission's action. If no action is taken, the Planning Commission's recommendation shall become final and effective.

Thank you.

Paul J. Dappel,
Chair

pm

attachment

c: David Johnston, City Manager
Frank Warnock, Assistant City Manager and City Solicitor
Rick Davis, Public Services Director
Alex Koenig, Zoning Specialist
Maggie Nyhan, City Clerk
Matt Smith, KCPC Legal Counsel
Bradley and Lena Snead, Applicant
Kentucky Community and Technical College System, Owner

**KENTON COUNTY PLANNING COMMISSION
STATEMENT OF ACTION AND RECOMMENDATION**

NUMBER: PC1803-0004

WHEREAS

Bradley and Lena Snead on behalf of Kentucky Community and Technical College System HAS SUBMITTED AN APPLICATION REQUESTING THE KENTON COUNTY PLANNING COMMISSION TO REVIEW AND MAKE RECOMMENDATIONS ON: A proposed map amendment to the Covington Zoning Ordinance changing an area of approximately 0.3 acres located on the north side of West 5th Street between Madison Avenue to the east and Russell Street to the west, approximately 300 feet west of Madison Avenue in Covington from CO-1P (HP-O) (a commercial-office zone with a historic preservation overlay) to RU-2B (HP-O) (an urban residential zone with a historic preservation overlay); the applicant proposes to use the existing structure as a residence.; AND

WHEREAS

A PUBLIC HEARING WAS HELD ON THIS APPLICATION ON THURSDAY, APRIL 5, 2018, AT 6:15 P.M., IN THE PLANNING AND DEVELOPMENT SERVICES OF KENTON COUNTY'S FIRST FLOOR MEETING ROOM, 2332 ROYAL DRIVE, FORT MITCHELL, KY; AND A RECORD OF THAT HEARING IS ON FILE AT THE OFFICES OF THE KENTON COUNTY PLANNING COMMISSION, 2332 ROYAL DRIVE, FORT MITCHELL, KENTUCKY.

NOW, THEREFORE,

THE KENTON COUNTY PLANNING COMMISSION SUBMITS THE FOLLOWING RECOMMENDATIONS, ALONG WITH SUPPORTING INFORMATION AND COMPREHENSIVE PLAN DOCUMENTATION:

KCPC RECOMMENDATION COVINGTON ZONING ORDINANCE:

Favorable recommendation on the proposed map amendment to the Covington Zoning Ordinance changing the described area from CO-1P (HP-O) (a commercial office zone with a historic preservation overlay) to RU-2B (HP-O) (an urban residential zone with a historic preservation overlay).

COMPREHENSIVE PLAN DOCUMENTATION:

- Date of Adoption by the Kenton County Planning Commission: September 4, 2014.

SUPPORTING INFORMATION/BASES FOR KCPC RECOMMENDATION:

1. The proposed map amendment is consistent with the Recommended Land Use map of *Direction 2030*, which identifies the site in question as part of a larger area extending to

the north and east of the site in question for Mixed Land Use. The proposed RU-2B Zone will allow for residential development in an area that allows multiple uses.

2. The proposed map amendment is consistent with the goals, objectives, and recommendations of *Direction 2030* as noted above. The proposed RU-2B Zone will promote mixed use neighborhoods and strengthen the vitality of the urban core through historic preservation, and infill development on vacant and underutilized properties.
3. Based upon testimony presented at the April 5, 2018 public hearing.

PAUL J. DARPEL, CHAIR
KENTON COUNTY PLANNING COMMISSION

ATTACHMENT PC-1803-0004

SUMMARY OF THE EVIDENCE AND TESTIMONY PRESENTED BY THE PROPONENTS/OPONENTS OF THE
PROPOSED MAP AMENDMENTS

(NOTE: This summary was compiled by the Commission's secretary in compliance with 100.211 (1). It is believed to be accurate, but has not been reviewed or approved by the Commission. A summary will be found in the officially approved minutes, which will be available following the next meeting of the Commission.)

ISSUE

Bradley and Lena Snead on behalf of the Kentucky Community and Technical College System for a proposed map amendment to the Covington Zoning Ordinance changing the described area from CO 1P (HP-O) (a commercial-office zone with a historic preservation overlay); the applicant proposed to use the existing structure as a residence.

PROPONENTS

The proponent addressed the Commission and stated it would in fact be a one family residence.

OPONENTS/NEUTRAL PARTIES

The neutral party on the issue addressed the Commission and stated overall people think residential would be a good thing. He noted it is almost too good to be true. He stated the size of this building for one family seems large. He asked what the square footage of the home would be. The neutral party then sited a concern with the size after the purchase that it would be flipped and turned into a 12 room drug treatment facility. He then inquired about any blue prints that might be available for the project. He stated overall, most of the residents seem in favor of the project but it seems like it's too good to be true. The neutral party additionally asked about any architectural renderings, the cost and any guarantees that it would be a one family residence.

Bases for Staff Recommendation: The PDS Staff Recommendation is on file at the PDS office.

